LOTS 11 & 12 BLK C MELROSE PARK
781-1541, 803-1104, WD 1000-256.

TUNSIL ANNETTE
139 NW MERCURY CT
LAKE CITY, FL 32055

2025

33-3S-17-06626-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

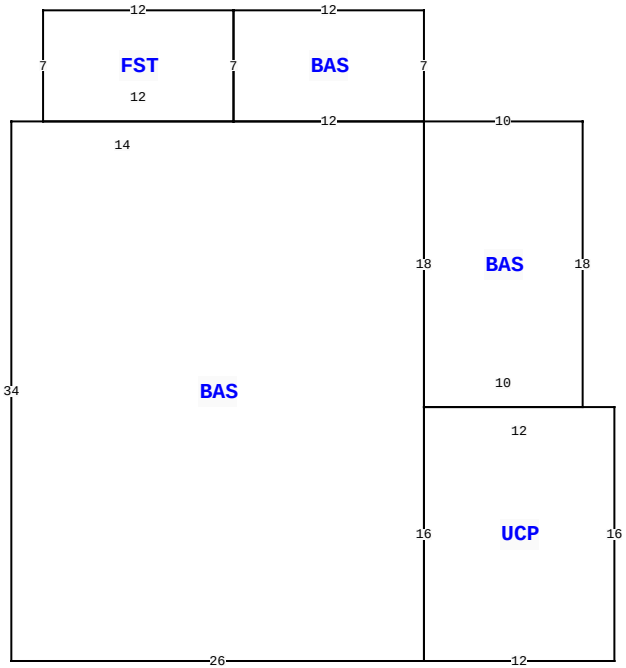
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	4,058
BAS	180	100		180	8,695
BAS	884	100		884	42,703
FST	84	55		46	2,222
UCP	192	20		38	1,836
TOTALS	1,424			1,232	59,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	78.4202	87.83	108,207	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1148 HX Base Yr



136 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	59,514
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	68,214
SOH/AGL Deduction	1,023
ASSESSED VALUE	67,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,191
TOTAL JUST VALUE	68,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,494

SALE:1:1: SALE TOO LOW - INQUIRY MAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1000/0256	11/14/2003	WD	Q	I		39,500
GRANTOR: RICHARD LEE & XENE NE						
GRANTEE: ANNETTE NELSON						
0781/1541	10/25/1993	WD	U	I	12	5,200
GRANTOR: HILDA WESTBERRY						
GRANTEE: HARRIS-NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N18 BAS= N7 W12 S7 E12$ W12 FST= N7 W12 S7 E12 $W14 S34 E26 UCP= E12 N16 W12 S16$ N16 BAS= E10 N18 W10 S18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF/MH	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 08/25/2025 BY SYS